



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

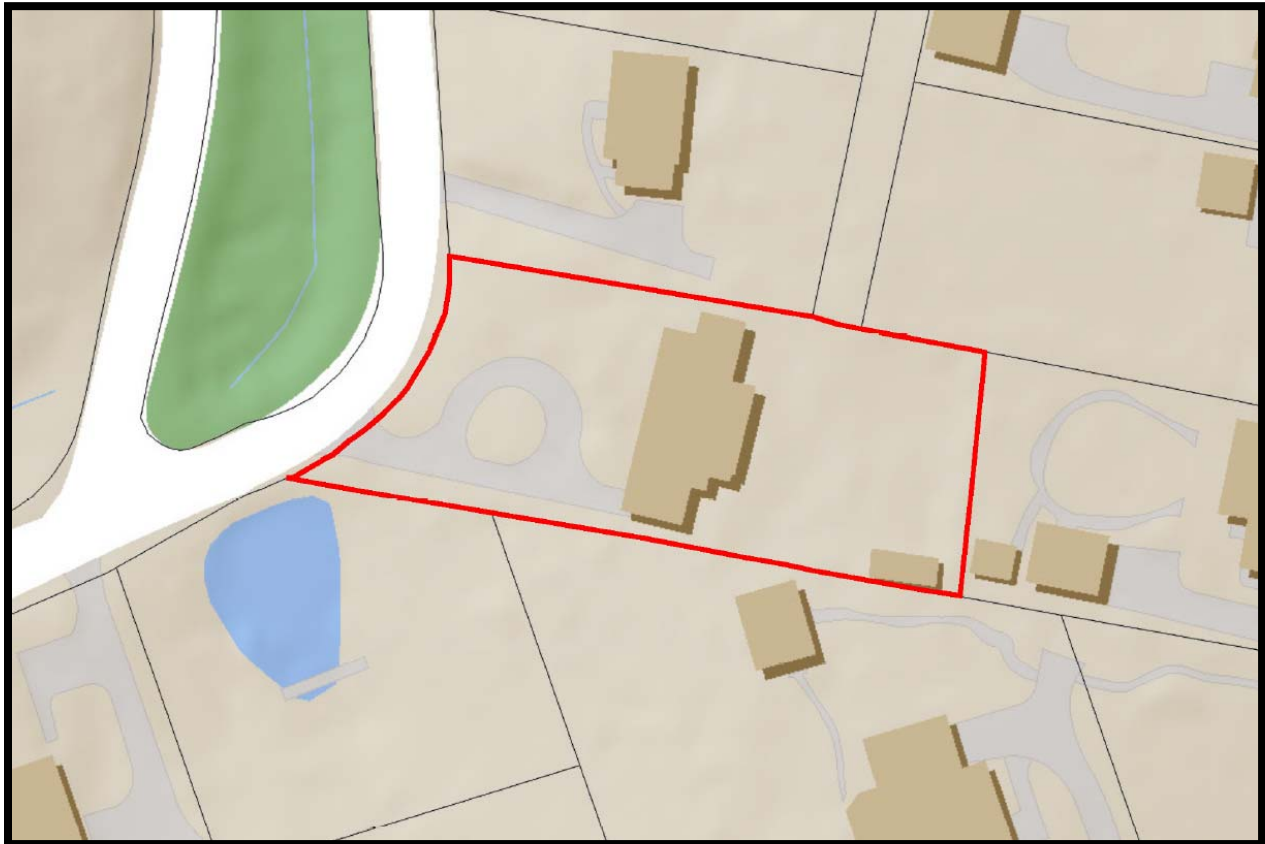
Case File: A-92-17

Property Address: 2416 E. Lake Drive

Property Owner: Mathias and Sarah Linden

Project Contact: Michael Birch

Nature of Case: A request for a 5.3' side yard setback variance and a 2.4' sum of side setbacks variance pursuant to Section 2.2.1. of the Unified Development Ordinance in order to legalize the existing detached house as well as a 5.3' side yard setback variance and a 2.4' sum of side setbacks variance pursuant to Section 2.2.1. of the Unified Development Ordinance to allow for the construction of an addition that results in a 4.7' side yard setback and a 17.6' sum of side setbacks on a .51 acre parcel zoned Residential-2 and located at 2416 E. Lake Drive.

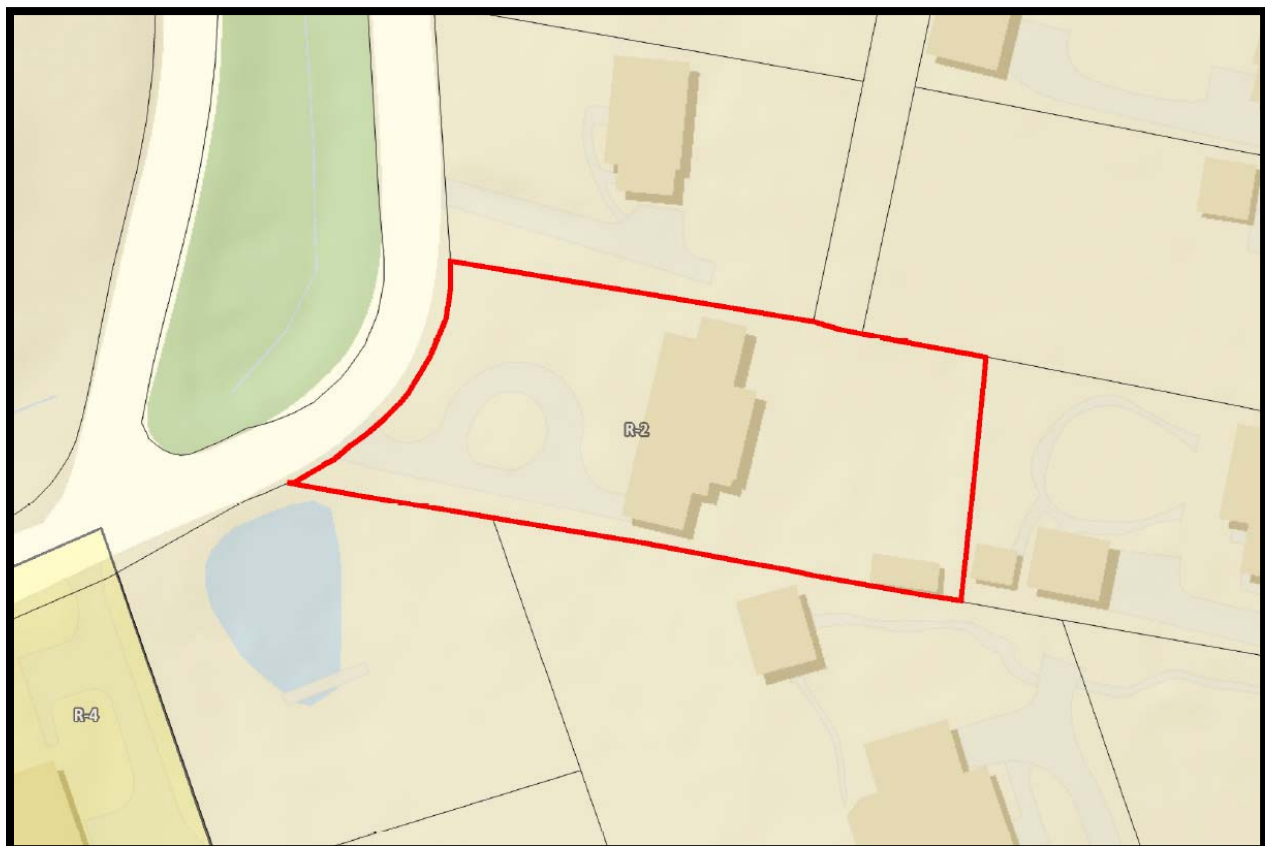


2416 E. Lake Drive – Location Map

To BOA: 7-10-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-2



2416 E. Lake Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-2

Lot Dimensions

Area (min)	20,000 SF
Width – interior lot (min)	80
Width – corner lot (min)	80'
Depth -	100'

Yard Type

Minimum Setback

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): See attached Exhibit A.	Transaction Number A-92-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

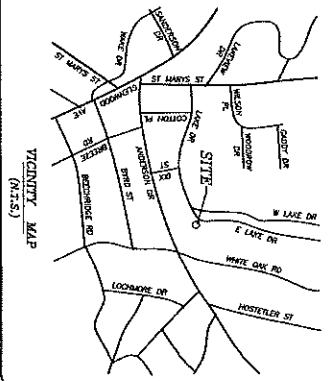
GENERAL INFORMATION		
Property Address 2416 E. Lake Drive	Date 6/9/17	
Property PIN 1705-51-1794	Current Zoning R-2	
Nearest Intersection Lake Drive and Dix Street	Property size (in acres) 0.51 acres	
Property Owner Mathias and Sarah Linden	Phone	Fax
Owner's Mailing Address 2416 E. Lake Drive, Raleigh, NC 27609	Email	
Project Contact Person Michael Birch, Morningstar Law Group	Phone 919.590.0388	Fax
Contact Person's Mailing Address 421 Fayetteville Street, Suite 530, Raleigh, NC 27601	Email mbirch@morningstarlawgroup.com	
Property Owner Signature <i>Mathias S. Linden</i> <i>Sarah Williams Linden</i>	Email <i>mg.linden@gmail.com</i>	
Notary Sworn and subscribed before me this <u>6</u> day of <u>June</u> , 20 <u>17</u>	Notary Signature and Seal <i>Kristen S. Jacot</i> <div style="border: 1px solid black; padding: 5px; text-align: center;">Kristen S Jacot Notary Public Johnston County North Carolina My Commission Expires 5/15/2021</div>	

Nature of Variance Request

The property owners are requesting a 5.3' variance to the side yard setback and a 2.4' variance to the aggregate side yard setback for property zoned R-2 as set forth in UDO section 2.2.1.B.B3 and 2.2.1.B.B4 in order to legalize the existing structure. Additionally, the property owners are requesting a 5.3' variance to the side yard setback and a 2.4' variance to the aggregate side yard setback to permit the addition of a floor over a portion of the existing structure that is currently within the 10' side yard setback area. The proposed additional floor is located no closer to the side property line than the existing structure.

Attached to this petition are four exhibits, including a survey of existing conditions, a site plan showing the proposed addition, a set of existing elevations and a set of proposed elevations. A comparison of the existing and proposed front elevation and a comparison of the existing and proposed right elevation shows the proposed addition of a floor over that portion of the existing structure that is within the 10' side yard setback area.

For information, the property owners are proposing an addition behind the portion of the existing structure that expands the building footprint. However, this addition complies with the 10' side yard setback standard. The site plan showing the proposed addition identifies that this addition complies with the 10' side yard setback standard, and no variance is needed for this specific addition.



i, Jeffrey H. Davis, PLS, certify that this map was drawn under my supervision from an actual survey made under my supervision and that the area of estate as calculated by latitude and longitude is 10,000+/-; that the boundaries and survey points are shown on herein filed plan. Information found in Book _____ Page _____ that this map was prepared in accordance with C.S. 47-32 is omitted.

Witness my official signature, registration number and seal this _____ day of APRIL, 2017.



The survey is of another category, such as the recommendation of a sailing school, a court-ordered survey, or other application to the definition of abduction.

[Signature]
Reginald Lene Sawyer

- | PROPERTY LINE | OWNER | ADDRESS | DATE |
|---|-------|---------|------|
| Property Line | | | |
| Property Line (not surveyed) | | | |
| Old Property Line | | | |
| Right-of-Way Line | | | |
| Water Line | | | |
| Creek Channel | | | |
| SS | | | |
| Sewer Sanitary | | | |
| Overhead Service | | | |
| Wrought Iron Fence | | | |
| Wood Fence | | | |
| Other Fence | | | |
| Existing Iron Pipe | | | |
| Iron Pipe Set (Unless Otherwise Designated) | | | |
| Existing Concrete Monument | | | |
| Property Corner Set | | | |
| PK Nail | | | |
| Gas TV Box | | | |
| Fire Hydrant | | | |
| Utility Pole | | | |
| Telephone Box | | | |
| Light Pole | | | |
| Sewer Clean Out (4" service line) | | | |
| Water Valve | | | |
| Water Meter (1" service line) | | | |
| Power Box | | | |
| Gas Meter | | | |
| Water Movable | | | |
| Existing Iron Pipe | | | |
| Iron Pipe Set | | | |
| Power Pole | | | |
| Power Pole | | | |
| Spot of Muds | | | |
| Nearest Access Buffer | | | |
| Tree | | | |
| Other | | | |
| DENOTES ADDRESS | | | |
- ## LEGEND
- ### FIELD FOR REGISTRATION

DATE

LAYER

REVISIONS OF DESIGNS

WAVE CLOUDS

ASSIGNMENT DEPUTY

TITLE

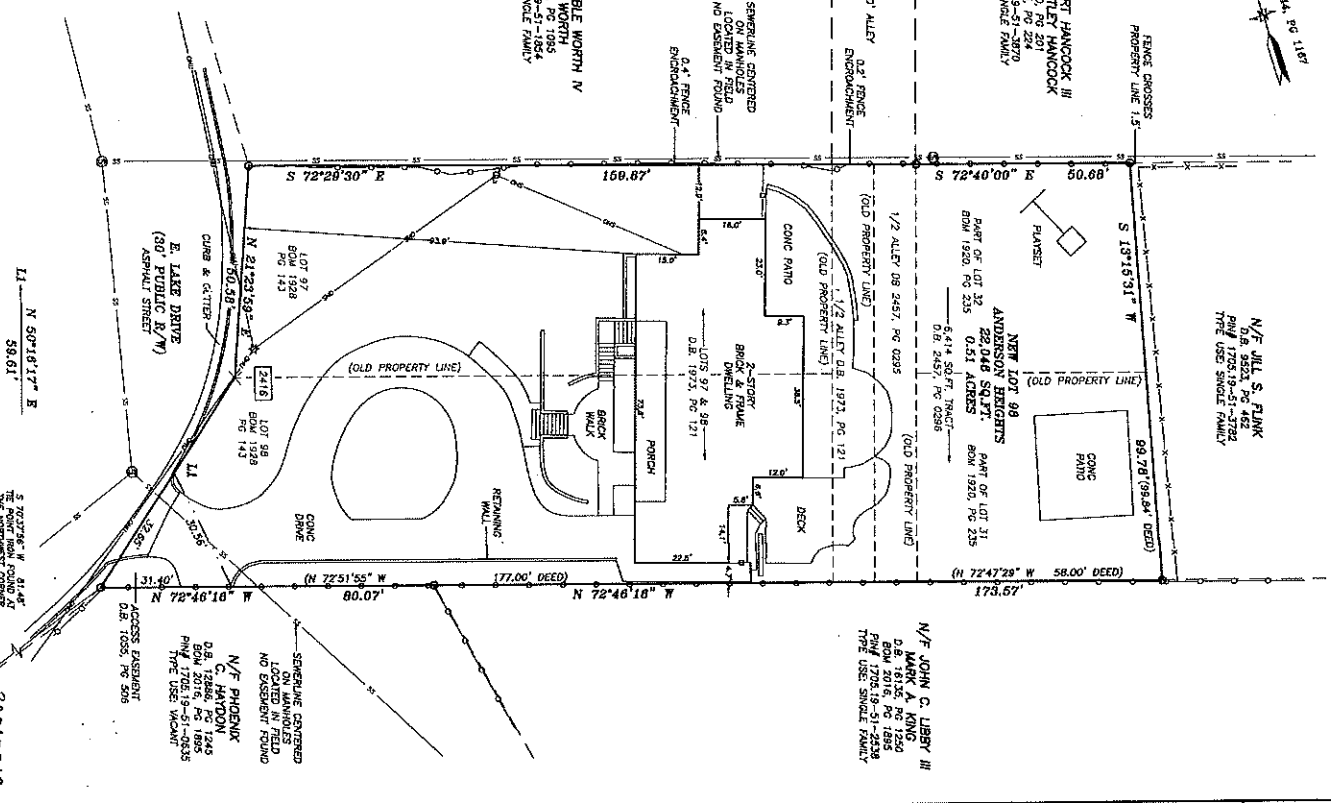
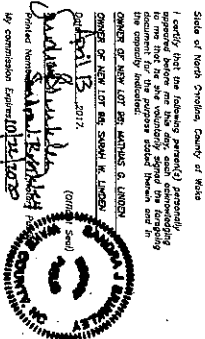
NOTES:
TOWNSHIP- PALESTINE
PARK 1205, 19-51-1794
ZONING- R-2
INSIDE CITY LIMITS: YES
TOTAL ACRES: 0.31 ACRES
TOTAL # OF LOTS: 1
TYPE USE: SINGLE FAMILY
THIS PROPERTY DOES NOT LIE WITHIN
2000 OF A N.C.S.S. MONUMENT.
SITE IS NOT LOCATED IN A FLOOD-HAZARD
AREA ACCORDING TO FLOOD INSURANCE
RATE MAP 3700105004L, EFFECTIVE
MAY 2, 2008
METHOD OF COMBUSTION IS
COORDINATE COMBUSTION
NO ORIGINAL ADDRESSES WILL BE AFFECTED
ON CHANGING ADDRESSES AS A RESULT OF THIS REZONING.
Reasonable properties are subject to Section
9.2.1 (Stormwater Management) of the Raleigh's Unified
Development Ordinance.
Existing utilities shall be shown on the map on
removed from R/W if not being used.
Private water and sewer services may not cross
property lines

REZONING: PG 1147
ZONING: PG 1147
D.B. 2452 PG 0293
D.B. 2457 PG 0296
D.B. 1973 PG 0121

THIS PLAT NOT TO BE RECORDED
 AFTER 10 DAY OF ~~10/17~~ 17
 CITY OF ~~NEW YORK~~ PRESENTED & RECORDED ON
 CITY PLAT IS ~~IN~~ OUT OF THE
 CITY LIMITS.


MAKE COUNTY, NC. 94
 CHARLES P. GILLIAN
 REGISTERS OF DEEDS
 06/21/2017 15:18:35

BOOK-326217

[illegible]

REVISIONS

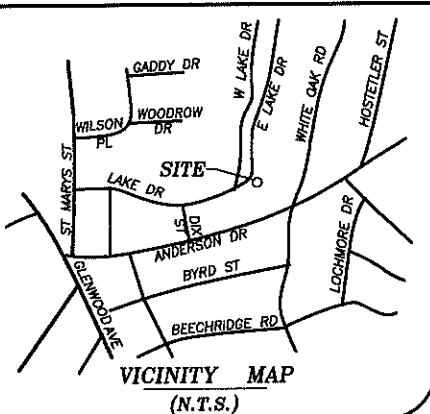
OWNER:
MATHIAS G. LINDEN
SARAH W. LINDEN
2416 E. LAKE DRIVE
RALEIGH, NC 27609

 **TURNING POINT**
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800-948-0213 PH 919-781-0234
License No: P-0121

RECOMBINATION MAP

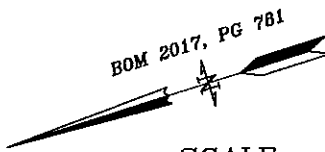
NEW LOT 9B
ANDERSON HEIGHTS
2416 E. LAKE DRIVE
WAKE COUNTY
LEIGH NORTH CAROLINA

DATE: 04-09-2017
DRAWN BY: AGS
CHK'D. BY: JHD
JOB NO. C-817
SCALE: 1" = 20'
C.N. = 24894
DWG. NO.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

N/F HENRY HURT HANCOCK III
REBECCA BRANTLEY HANCOCK
D.B. 15820, PG 201



(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- ⊙ SEWER MANHOLE
- ⊙ CATV
- ☆ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2017, PG 781

LOT 98
ANDERSON HEIGHTS
22,046 SQ.FT.
0.51 ACRES

L1 N 50°16'17" E
59.61'

L2 N 21°24'25" E
50.58'

L3 S 72°39'34" E
50.68'

20' ALLEY

0.2' FENCE ENCROACHMENT
SEWERLINE CENTERED ON MANHOLES LOCATED IN FIELD NO EASEMENT FOUND

0.4' FENCE ENCROACHMENT

N/F HAL VENABLE WORTH IV
LEE S. WORTH
D.B. 15787, PG 1095

FLOOD CERTIFICATION
THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1705 J
COMMUNITY # PANEL SUFFIX

N/F JILL S. FLINK
D.B. 9523, PG 462

IMPERVIOUS AREA
E-DR/WLK/RW/PAT 5295 SQ.FT.
E-HOUSE 2845 SQ.FT.
E-DECK/PS 50X 185 SQ.FT.
E-ADDITION 248 SQ.FT.
TOTAL 6383 SQ.FT.
38.0% IMPERVIOUS

PROPOSED ADDITION
E-CONC PATIO 38.5'
EXISTING 2-STORY BRICK & FRAME DWELLING
PORCH 73.5'
E-BRICK WALK
E-RETAINING WALL
E-CONC DRIVE

E-PLAYSET
E-CONC PATIO
E-DECK
E-CONC DRIVE

CURB & GUTTER
ACCESS EASEMENT D.B. 1055, PG 506
E. LAKE DRIVE (30' R/W)

S 70°37'56" W 81.48'
TIE POINT IRON FOUND AT THE NORTHWEST CORNER OF LOT 2 ANDERSON HEIGHTS

N/F JOHN C. LIBBY III
MARK A. KING
D.B. 16135, PG 1250

SEWERLINE CENTERED ON MANHOLES LOCATED IN FIELD NO EASEMENT FOUND

N/F PHOENIX C. HAYDON
D.B. 12886, PG 1245

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
30TH day of APRIL 2017.

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES, OR SALES
THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTHORITIES FOR CONFORMANCE WITH SITE ZONING AND CODE OF ORDINANCES

Signed Jeffrey H. Davis

Seal

SITE PLAN

SITE PLAN CREATED 05-23-2017

PLAN INFORMATION BLOCK

Footprint:	Total Square Feet:
Crawl:	Slab:
Mean Height:	Stories:
Facade:	
Impervious Surface Area:	

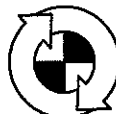
C.N. = 24894
B.O.M. 2017
PAGE 781
CO. REG.

MATHIS G. LINDEN
SARAH W. LINDEN

LOT 98
ANDERSON HEIGHTS
2416 E LAKE DRIVE
RALEIGH NORTH CAROLINA

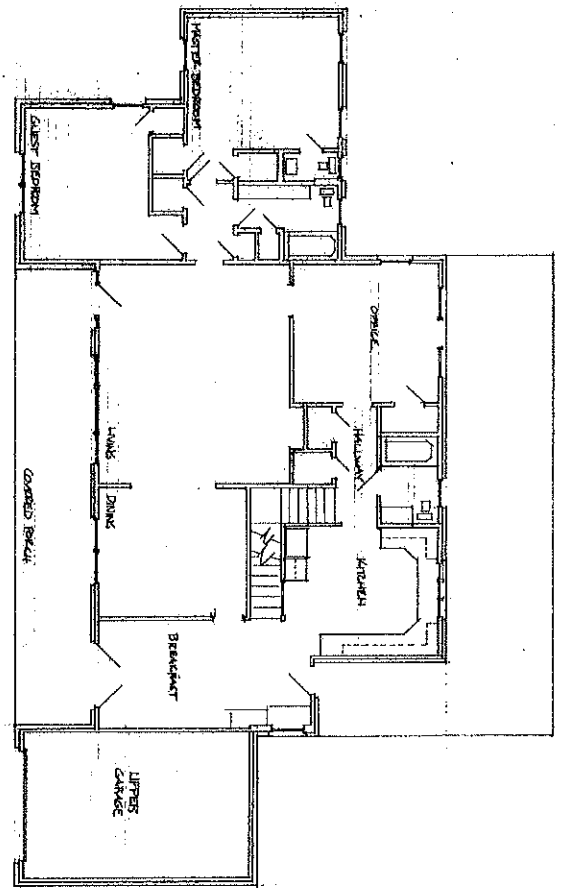
DATE: 04-30-2017
SCALE: 1" = 40'

DWG. NO.
A-21190

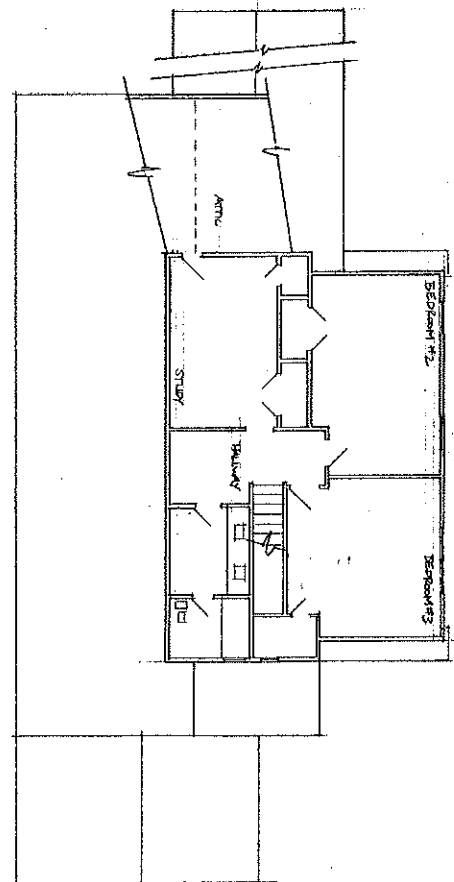


TURNING POINT SURVEYING PLLC

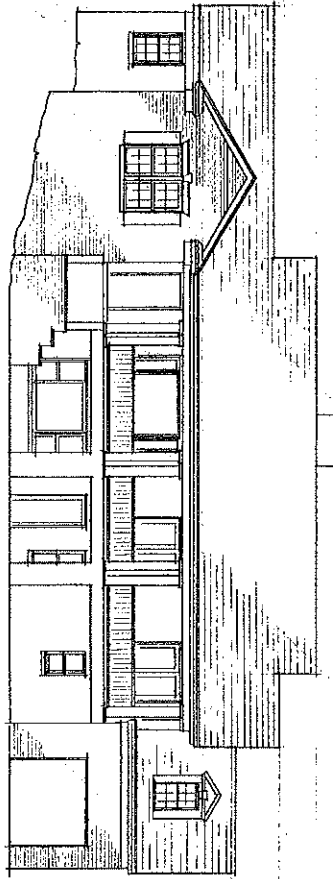
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
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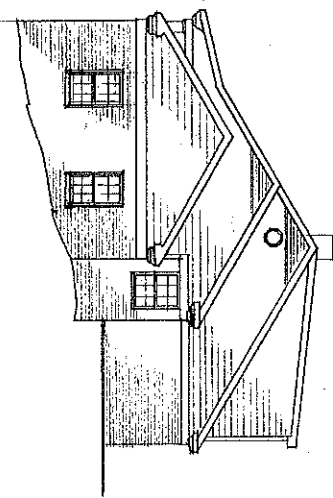
AE11 EXISTING FIRST FLOOR 1/8"=1'-0"



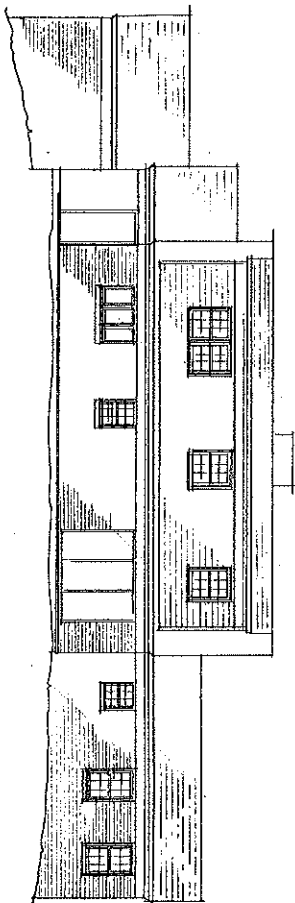
AE12 EXISTING SECOND FLOOR 1/8"=1'-0"



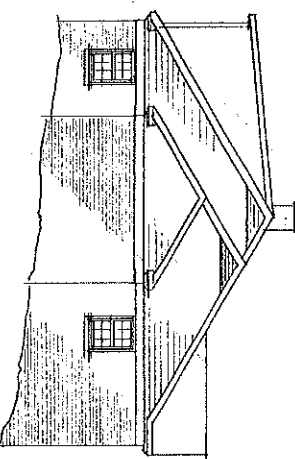
AE13 EXISTING FRONT ELEVATION 1/8"=1'-0"



AE14 EXISTING RIGHT ELEVATION 1/8"=1'-0"



AE15 EXISTING REAR ELEVATION 1/8"=1'-0"

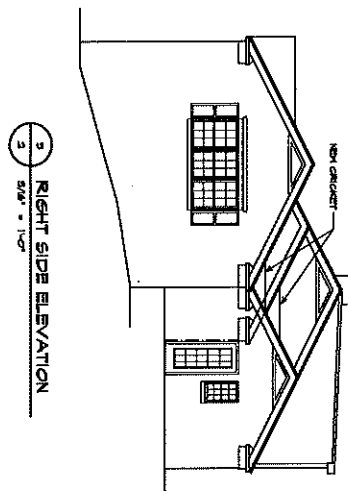


AE16 EXISTING LEFT ELEVATION 1/8"=1'-0"

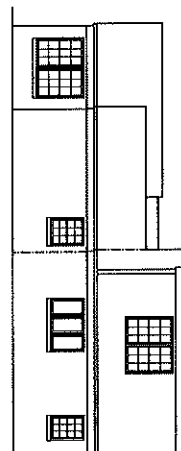
AE1

ADDITION/RENOVATION TO:
CROCKETT RESIDENCE
2416 EAST LAKE DRIVE RALEIGH, NC
EXISTING PLANS & ELEVATIONS

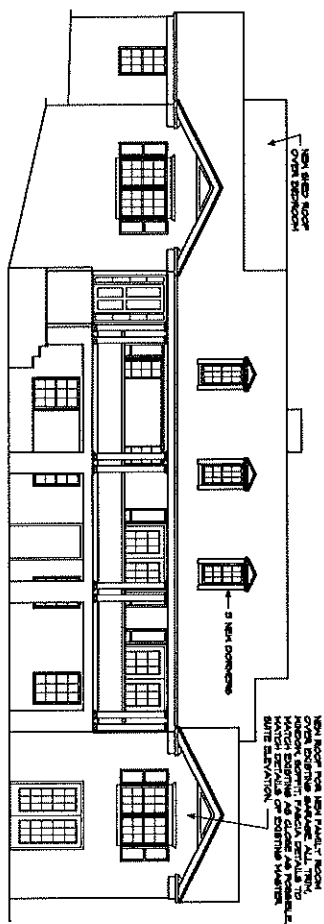
MEG McLAURIN, AIA
511 Hillsborough Street
Raleigh, NC 27603 919.754.0808



2 RIGHT SIDE ELEVATION
5/8" = 1'-0"



2 REAR ELEVATION - PARTIAL
5/8" = 1'-0"



1 NEW FRONT ELEVATION
5/8" = 1'-0"

230100

RENOVATIONS FOR
LINDEN RESIDENCE
2416 EAST LAKE DRIVE
RALEIGH, NORTH CAROLINA

DRAWING RELEASE & REVISION		
DATE	DESCRIPTION	REV.
	RELEASED FOR CONSTRUCTION	

SATTERFIELD ASSOCIATES, INC.
2405 ANDOR PLACE
RALEIGH, NORTH CAROLINA 27604
TELEPHONE 919 875 0300

PIN	Owner	Mail Address 1	Mail Address 2
1705418886	MCALLISTER, CRAIG L	2409 LAKE DR	RALEIGH NC 27609-7669
1705419508	BEAMAN, VIRGINIA HUDSON	2412 LAKE DR	RALEIGH NC 27609-7668
1705510590	HAYDON, PHOENIX C	2415 ANDERSON DR	RALEIGH NC 27608-1405
1705510635	HAYDON, PHOENIX C	2415 ANDERSON DR	RALEIGH NC 27608-1405
1705511794	LINDEN, MATHIAS G LINDEN, SARAH W	2416 E LAKE DR	RALEIGH NC 27609-7610
1705511854	WORTH, HAL VENABLE IV WORTH, LEE S	2420 E LAKE DR	RALEIGH NC 27609-7610
1705511954	WOOLDRIDGE, BRADLEY WOOLDRIDGE, HYL A D	2424 E LAKE DR	RALEIGH NC 27609-7610
1705512538	LIBBY, JOHN C. III KING, MARK A.	2419 ANDERSON DR	RALEIGH NC 27608-1405
1705513690	LIBBY, JOHN C. III KING, MARK A.	2419 ANDERSON DR	RALEIGH NC 27608-1405
1705513782	FLINK, JILL S	2401 WHITE OAK RD	RALEIGH NC 27609-7611
1705513870	HANCOCK, HENRY HURT III HANCOCK, REBECCA BRANTLEY	902 LAKE BOONE TRL	RALEIGH NC 27607-6663
1705514901	CAPEL, CHRISTOPHER B SR CAPEL, SARAH B	2405 WHITE OAK RD	RALEIGH NC 27609-7611
1705521881	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590


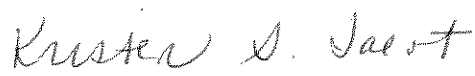
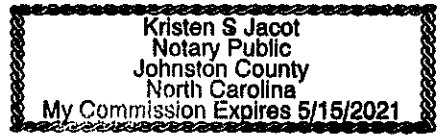
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Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

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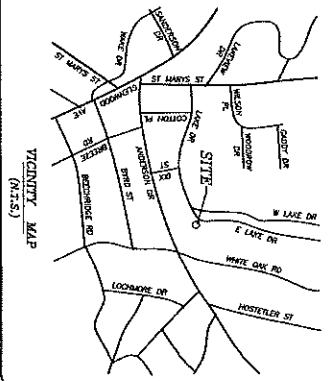
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Property PIN 1705-51-1794	Current Zoning R-2	
Nearest Intersection Lake Drive and Dix Street	Property size (in acres) 0.51 acres	
Property Owner Mathias and Sarah Linden	Phone	Fax
Owner's Mailing Address 2416 E. Lake Drive, Raleigh, NC 27609	Email	
Project Contact Person Michael Birch, Morningstar Law Group	Phone 919.590.0388	Fax
Contact Person's Mailing Address 421 Fayetteville Street, Suite 530, Raleigh, NC 27601	Email mbirch@morningstarlawgroup.com	
Property Owner Signature 	Email mglinden@gmail.com	
Notary Sworn and subscribed before me this <u>6</u> day of <u>June</u> , 20 <u>17</u>	Notary Signature and Seal  	

Nature of Variance Request

The property owners are requesting a 5.3' variance to the side yard setback and a 2.4' variance to the aggregate side yard setback for property zoned R-2 as set forth in UDO section 2.2.1.B.B3 and 2.2.1.B.B4 in order to legalize the existing structure. Additionally, the property owners are requesting a 5.3' variance to the side yard setback and a 2.4' variance to the aggregate side yard setback to permit the addition of a floor over a portion of the existing structure that is currently within the 10' side yard setback area. The proposed additional floor is located no closer to the side property line than the existing structure.

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2. Address H. Dabbs, P.O.S. , early this mob was known under
my name. I was not involved in this mob. I was not involved in
my operations from an actual source named by letterhead
descriptions in 1/10/60-2. I had the boundaries not surveyed
on about as known lines pulled from information found in
Book ____ Page ____ from this mob was prepared in
concordance with U.S. 47-32 amendment.

Witness my signed statement, register number and seal this
27th day of _____ A.D. 1967.

Signed [Signature]

Seal



LEGEND

- [illegible]

This survey is of another category, such as the recombination or existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

[Signature]
 Registrable Land Surveyor

NOTES:
TOWNSHIP- PALESTINE
P.N. 1205.19-51-1794
ZONING- R-2
INSIDE CITY LIMITS: YES
TOTAL ACRES: 0.31 ACRES
TOTAL # OF LOTS: 1
TYPE USE: SINGLE FAMILY
THIS PROPERTY DOES NOT LIE WITHIN
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SITE IS NOT LOCATED IN A FLOOD-HAZARD
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property lines

REZONING: PG 1147
ZONING: PG 1147
D.B. 2452 PG 0293
D.B. 2457 PG 0296
D.B. 1973 PG 0121

THIS PLAT NOT TO BE RECORDED
AFTER 4 DAY OF 1993
17
I COME TO BE RECORDED FOR THE
GITE PLAT IS 1/4 AC. OUT OF THE
CITY LIMITS.

HAYES COUNTY, NC 94
CHARLES P. GILLIN
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/21/2017 15:18:35

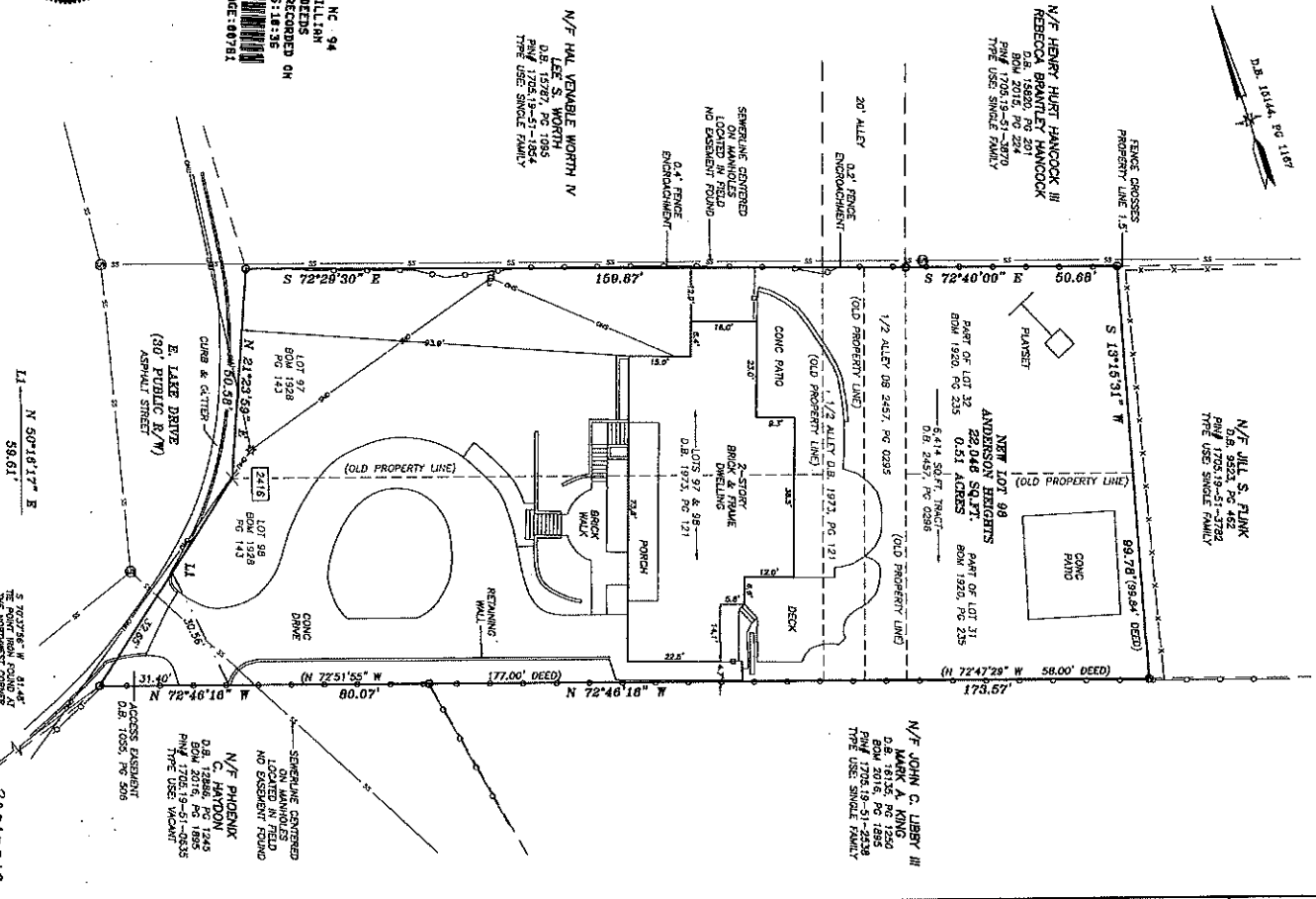
BOOK: 006212 PAGE: 00781A

State of North Carolina, County of Mecklenburg
I, Carolyn A. Smith, County Clerk, do hereby certify that the following persons, personally appearing before me this day, each acknowledged to me that he or she voluntarily signed the foregoing instrument, and that the instrument was signed by the persons whose names are stated therein and in the originally submitted:

CONVENT OF NEW LOT BAY, MECKLENBURG, N. CAROLINA
CONVENT OF NEW LOT BAY, MECKLENBURG, N. CAROLINA
October 13, 2017. (Date)
Carolyn A. Smith (Signature)
Notary Name: Carolyn A. Smith
by commission Expires: 10/13/2020
Notary Public for the State of North Carolina




CASE # R-28-17, TRANS# 505894



REVISIONS

OWNER:
MATTHIAS G. LINDEN
SARAH W. LINDEN
2416 E. LAKE DRIVE
RALEIGH, NC 27609

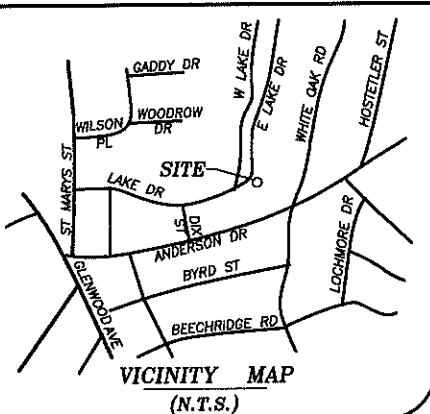
 **TURNING POINT**
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800-948-0213 PH 919-781-0234
License No: P-0121

RECOMBINATION MAP

NEW LOT 98
ANDERSON HEIGHTS
2416 E. LAKE DRIVE
WAKE COUNTY
RALEIGH NORTH CAROLINA

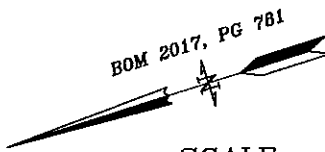
DATE: 04-09-2017
DRAWN BY: ARS
CHK'D. BY: JHD
JOB NO. C-817
SCALE: 1" = 20'
C.N. = 24894
DWG. NO.

C-817



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

N/F HENRY HURT HANCOCK III
REBECCA BRANTLEY HANCOCK
D.B. 15820, PG 201



(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- ⊙ SEWER MANHOLE
- ⊙ CATV
- ☆ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2017, PG 781

FENCE CROSSES-
PROPERTY LINE 1.5'

20' ALLEY

0.2' FENCE ENCROACHMENT

SEWERLINE CENTERED ON MANHOLES LOCATED IN FIELD NO EASEMENT FOUND

0.4' FENCE ENCROACHMENT

N/F HAL VENABLE WORTH IV
LEE S. WORTH
D.B. 15787, PG 1095

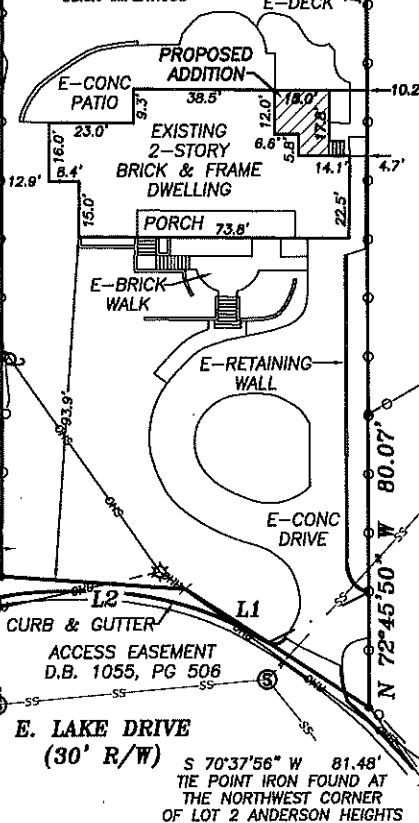
LOT 98
ANDERSON HEIGHTS
22,046 SQ.FT.
0.51 ACRES

L1 N 50°16'17" E
59.61'

L2 N 21°24'25" E
50.58'

L3 S 72°39'34" E
50.68'

IMPERVIOUS AREA
E-DR/WLK/RW/PAT 5295 SQ.FT.
E-HOUSE 2845 SQ.FT.
E-DECK/PS 50X 185 SQ.FT.
E-ADDITION 248 SQ.FT.
TOTAL 6393 SQ.FT.
38.0% IMPERVIOUS



N/F JOHN C. LIBBY III
MARK A. KING
D.B. 16135, PG 1250

SEWERLINE CENTERED ON MANHOLES LOCATED IN FIELD NO EASEMENT FOUND

N/F PHOENIX
C. HAYDON
D.B. 12886, PG 1245

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1705 J
COMMUNITY # PANEL SUFFIX

N/F JILL S. FLINK
D.B. 9523, PG 462

PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
30TH day of APRIL 2017.

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES, OR SALES
THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTHORITIES FOR CONFORMANCE WITH SITE ZONING AND CODE OF ORDINANCES

Signed

Seal

SITE PLAN

SITE PLAN CREATED 05-23-2017

PLAN INFORMATION BLOCK

Footprint:	Total Square Feet:
Crawl:	Slab:
Mean Height:	Stories:
Facade:	
Impervious Surface Area:	

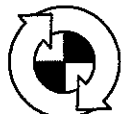
C.N. = 24894
B.O.M. 2017
PAGE 781
CO. REG.

MATHIS G. LINDEN
SARAH W. LINDEN

LOT 98
ANDERSON HEIGHTS
2416 E LAKE DRIVE
RALEIGH NORTH CAROLINA

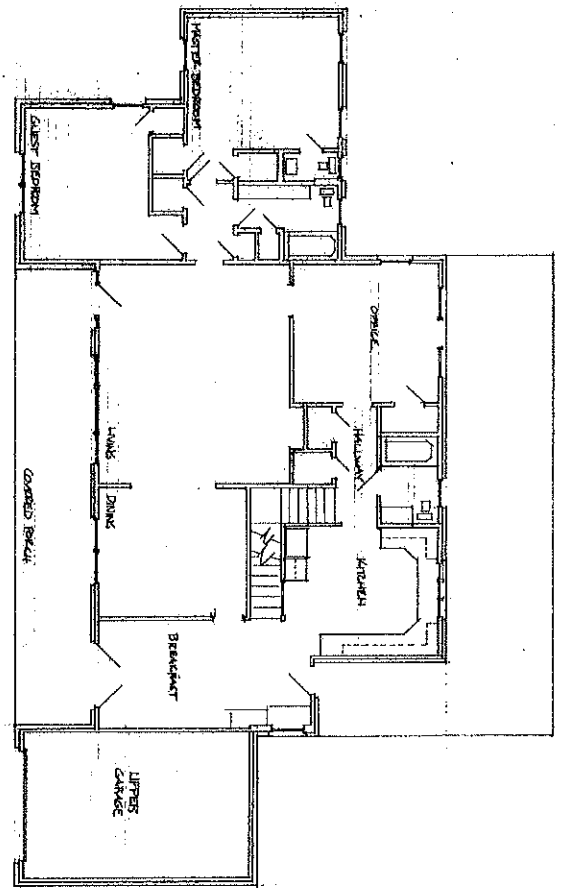
DATE: 04-30-2017
SCALE: 1" = 40'

DWG. NO.
A-21190

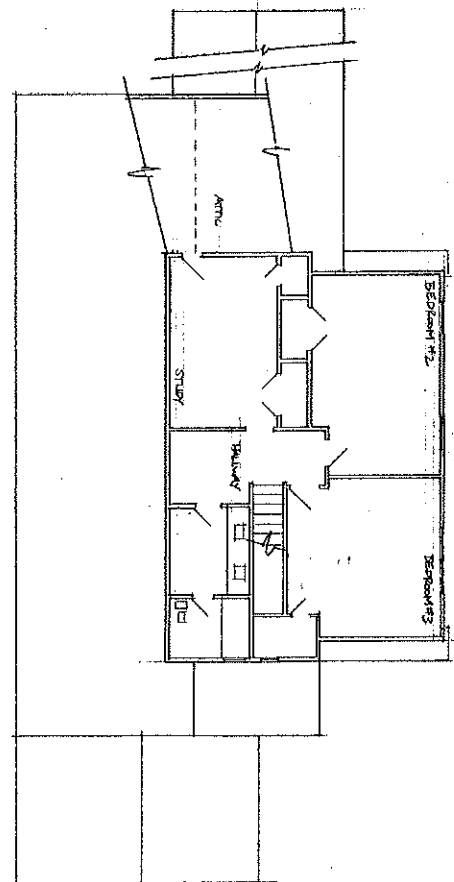


TURNING POINT
SURVEYING PLLC

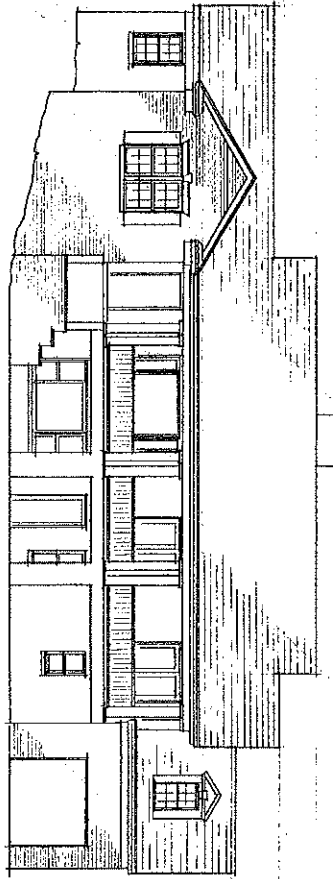
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
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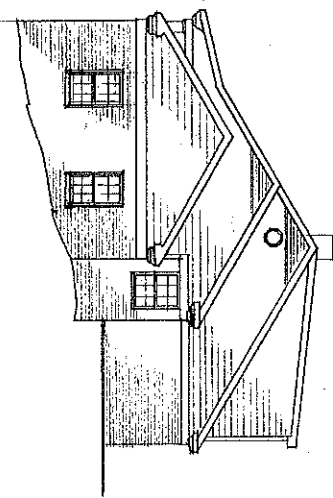
AE11 EXISTING FIRST FLOOR 1/8"=1'-0"



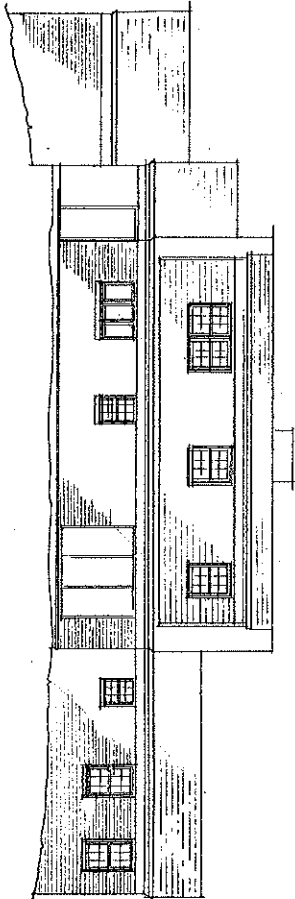
AE12 EXISTING SECOND FLOOR 1/8"=1'-0"



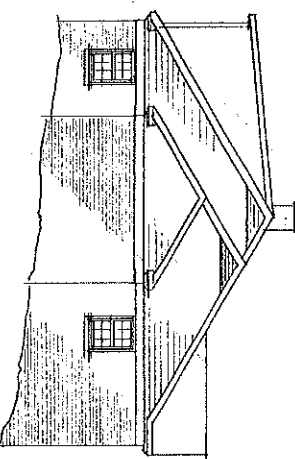
AE13 EXISTING FRONT ELEVATION 1/8"=1'-0"



AE14 EXISTING RIGHT ELEVATION 1/8"=1'-0"



AE15 EXISTING REAR ELEVATION 1/8"=1'-0"

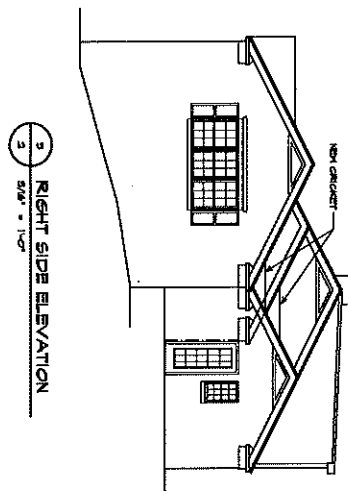


AE16 EXISTING LEFT ELEVATION 1/8"=1'-0"

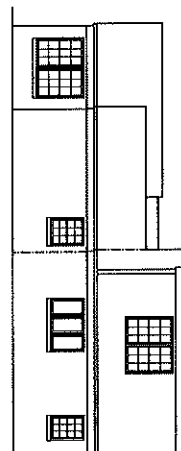
AE1

ADDITION/RENOVATION TO:
CROCKETT RESIDENCE
2416 EAST LAKE DRIVE RALEIGH, NC
EXISTING PLANS & ELEVATIONS

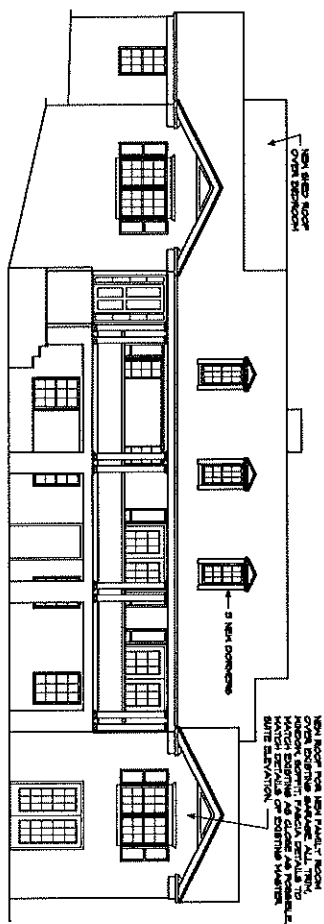
MEG McLAURIN, AIA
511 Hillsborough Street
Raleigh, NC 27603 919.754.0808



2 RIGHT SIDE ELEVATION
5/8" = 1'-0"



2 REAR ELEVATION - PARTIAL
5/8" = 1'-0"



1 NEW FRONT ELEVATION
5/8" = 1'-0"

230100

RENOVATIONS FOR LINDEN RESIDENCE

2416 EAST LAKE DRIVE
RALEIGH, NORTH CAROLINA

DRAWING RELEASE & REVISION		
DATE	DESCRIPTION	REV.
	RELEASED FOR CONSTRUCTION	

SATTERFIELD ASSOCIATES, INC.

2405 ANDOR PLACE
RALEIGH, NORTH CAROLINA 27604
TELEPHONE 919 875 0300

PIN	Owner	Mail Address 1	Mail Address 2
1705418886	MCALLISTER, CRAIG L	2409 LAKE DR	RALEIGH NC 27609-7669
1705419508	BEAMAN, VIRGINIA HUDSON	2412 LAKE DR	RALEIGH NC 27609-7668
1705510590	HAYDON, PHOENIX C	2415 ANDERSON DR	RALEIGH NC 27608-1405
1705510635	HAYDON, PHOENIX C	2415 ANDERSON DR	RALEIGH NC 27608-1405
1705511794	LINDEN, MATHIAS G LINDEN, SARAH W	2416 E LAKE DR	RALEIGH NC 27609-7610
1705511854	WORTH, HAL VENABLE IV WORTH, LEE S	2420 E LAKE DR	RALEIGH NC 27609-7610
1705511954	WOOLDRIDGE, BRADLEY WOOLDRIDGE, HYL A D	2424 E LAKE DR	RALEIGH NC 27609-7610
1705512538	LIBBY, JOHN C. III KING, MARK A.	2419 ANDERSON DR	RALEIGH NC 27608-1405
1705513690	LIBBY, JOHN C. III KING, MARK A.	2419 ANDERSON DR	RALEIGH NC 27608-1405
1705513782	FLINK, JILL S	2401 WHITE OAK RD	RALEIGH NC 27609-7611
1705513870	HANCOCK, HENRY HURT III HANCOCK, REBECCA BRANTLEY	902 LAKE BOONE TRL	RALEIGH NC 27607-6663
1705514901	CAPEL, CHRISTOPHER B SR CAPEL, SARAH B	2405 WHITE OAK RD	RALEIGH NC 27609-7611
1705521881	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590

